

Janis D. Selett
257 High Plain Street
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April 12, 2021

Via E-mail: aclark@walpole-ma.gov
Town of Walpole Zoning Board of Appeals
Commonwealth of Massachusetts

Re: Wall Street Development Corp., Case #05-20 (the “Applicant”)
Property Located at Dupee Street (Map 35, Parcel 380-1), Walpole, MA
Zoning District RB (the “Property”)

Dear Members of the Walpole MA Zoning Board,

As I have previously stated, I still stand strong in my belief that the Project, as currently proposed by the Applicant, still does not fit into the neighborhood.

The Applicant and the current owners of the Property are obviously driven by greed as is evidenced in their Addendum “A” to their “Purchase and Sale Agreement dated February 14, 2019 Between Diamond Realty Trust (Seller) and Wall Street Development Corp. (Buyer)”, which I previously provided to you. Again, I direct your attention specifically to Paragraph 1) where it is agreed that: “Buyer obtaining approval from the Walpole Board of Appeals (“Appeals Board”) under M.G.L. c.40B to allow for a multi-family development for not less than 8 dwelling units...” This shows the Applicant’s greed by originally trying to put in twelve (12) units. Also Paragraph 10 of Addendum “A” states, “So long as this Agreement remains in effect, Seller shall keep all information and any other communication related to this transaction strictly confidential and shall not disclose or discuss any details of this transaction with any other parties”. Again, this shows that the Applicant does not care about the neighborhood. It’s all dollar signs to him – total greed. If the Agreement is still in effect, by having made it public appears to be a breach of contract!

As we know, not only are there so many public safety issues at stake but it really upsets me that the Applicant and his “specialists” keep saying it’s not an issue. To them no, but to this neighborhood yes. I have seen and hear on a daily basis not only the increased traffic over recent years but a great increase in the speed that all vehicles travel on Route 27 in both directions, at all hours, which includes an increase of the Walpole Police and Fire/Ambulance vehicles speeding mostly South towards Route 1 (7 days a week). No traffic study is made to reflect that but as we know there are daily logs on those activities. An even bigger issue is the safety of children – and actually anyone who will be walking.

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Although it appears on the surface that the Applicant has reduced the size of the proposed housing, he has in fact, kept it the same, as adding another bedroom adds more people and many people convert their garages into another room (as many have done in Walpole). The now proposed eight (8) stand-alone homes, with only 11 feet separating them, is a little more than half the number of homes on Victoria Circle. Makes no sense for the size of the lot. It is also wrong to not have any green space carved out, especially in a residential area that has plenty of green space already there. Where will the children play? In the street? With eight (8) homes there will be a lot of delivery vehicles of every nature, seven (7) days a week, increasing the risk of injury. People considering moving to Walpole to purchase a home want land not only for their children but for themselves and not looking into their neighbor's homes. Just because there will be a listing of "affordable housing" doesn't mean that they should not be given a proper amount of living space. I haven't heard how many homes are being proposed to be sold as "fair housing" from this Project?

There is not even adequate guest parking spaces being proposed and is unrealistic to say that the driveways of each home provides "guest parking". How can the Applicant know how many guest spaces each home is going to use! Proposed guest parking spaces just keep shrinking. An overflow of guest parking will not only adversely impact the families on Dupee Street but Sybil Street, Summit Avenue and Victoria Circle as well and cause an impact on the traffic on Route 27.

I am very much against any builder trying to overbuild on any piece of property. The Applicant has clearly demonstrated that he only cares about his bottom line and not the neighborhood which is going to be forever adversely impacted by his greed, as this Project currently stands.

As an aside, recently an abutter told me that the electrician - who the Applicant has already hired to do all the electrical work for the whole Project has said that we are all wasting our time as the Project has been approved!

Thank you again. I very much appreciate the job you are all doing not just on this Project but for the people of Walpole.

Sincerely,

Janis D. Selett